

1 582/2024



2024-POW-582
15/4/24

1 PON-1-566-2021/
15-1-pr-2021/

1 PARIND C. TENDULKAR *Tendulkar*

DEED OF MORTGAGE

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[Signature]

[Signature]



This **DEED OF MORTGAGE** is made at Ponda-Goa, on this Twelfth day of April in the year Two Thousand Twenty Four (12/04/2024), BETWEEN :

1. **MR. DATTAPRASAD RAMNATH TIRODKAR**, son of Ramnath Tirodkar, aged 46 years, married, businessman, having PAN : [REDACTED] and ADHAR No. [REDACTED], and his wife;
2. **MRS. SWATI DATTAPRASAD TIRODKAR**, daughter of Dattatray Mahajan, aged 45 years, married, occupation business, having PAN : [REDACTED] and ADHAR No. [REDACTED], both above Indian Nationals and residents of H. No. 141, Talematha, Ambegal, Pale, Sattari, Goa, 403105, hereinafter referred together as the "**MORTGAGORS**" (Which expression shall unless repugnant to the context or meaning thereof, deem to include their heirs, successors, legal representatives and assigns) of the ONE PART,


AND

3. **THE GOKUL URBAN CO-OPERATIVE CREDIT SOCIETY LTD.**, a Co-operative Credit Society, duly registered under the Goa Co-operative Societies Act, 2001, bearing Reg. No. ARCS/CZ/Credit-8(a)74/Goa, Dt. 15/02/1993, having PAN : [REDACTED], and having its registered head office at "Shalini Apartments", Opp. Market Yard, Nirancal Road, Ponda-Goa, vide its Ponda-Goa branch, having the



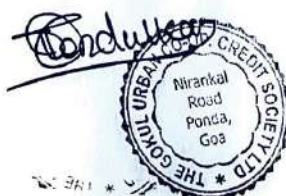
same address as above, duly represented by its General Manager and authorized representative, Shri. Parind Chandrakant Tendulkar, son of Chandrakant Tendulkar, aged 45 years, Bachelor, occupation service, resident of H. No. 119, Dhumre-Velop, Queula, Behind Western Industry Ltd., Ponda, Goa, having PAN : and ADHAR No.

hereinafter called the **"MORTGAGEE"** (which expression shall unless it be repugnant to the meaning and context thereof, be deemed to mean its board of directors, authorized representatives, Administrators, successors and assigns) of the SECOND PART;



WHEREAS the Mortgagors are lawful owners in possession of two Plots identified as Plot No. 80 and No. 81, admeasuring 851.00 sq. mts. and 1071.00 sq. mts., respectively, in the larger property known by name "CAZRACHI ADA" also as "KOLLYA KHALI", surveyed under survey No. 151/1-A of village Betora, situated at village Betoda, within the limits of the Village Panchayat of Betora, Nirancal and Conxem, taluka and Registration Sub-District of Ponda, South District of the State of Goa, which larger property is described in land registration office under No. 2039 of Book B-24 (Old) and enrolled in the taluka revenue office under Matriz No.1266 to 1285 and 1292 to 1307 and the said Plots No. 80 and 81 are described more particularly in the Schedule hereunder written and shall be referred to hereinafter as the **" MORTGAGED PLOTS"**.

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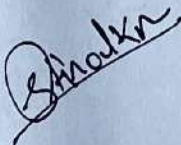
AND WHEREAS the above said larger property known as "CAZRACHI ADA" also as "KOLLYA KHALLI", comprising seven pieces of land known as Cazar, Zorxeta, Devanxete, Catinia, Hernem, Setti Cunguea and Bardegachi Bandurly was originally owned by one Shri. Pandurang Ramchandra Vaidya and bounded on the East by a drain (Sangaria) and a public road, on the West by a public road which goes to Borim and paddy field of one Joao Antonio de Aguiar, On the North by descending water of hill and South by the top of hill.

AND WHEREAS in the Inventory Proceedings held in the civil Court of Ponda, on the demise of Pandurang Ramchandra Vaidya and others, the said property, with the exclusion of a residential house existing therein, was allotted in equal parts to Sridhar Gopal Vaidya, Hari Gopal Vaidya, Srinivas Gopal Vaidya and Shri Anant Gopal Vaidya and Smt. Mina Vaidya.

AND WHEREAS said Shridhar Gopal Vaidya expired and on his demise 1/4 share of the said property devolved upon his widow Smt. Savitribai Shridhar Vaidya and his daughter Smt. Anuradha Bhagwat married to Shri Sharadchandra Bhagwat.

AND WHEREAS on the demise of said Hari Gopal Vaidya, inventory proceedings were instituted in the Civil Court of Ponda wherein the said right belonging to the said Hari Gopal Vaidya was allotted to his widow Smt. Sushilabai Vaidya.

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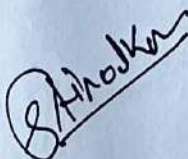
AND WHEREAS 1/4 share of the suit property belonging to Shrinivas Gopal Vaidya was allotted in equal parts, to his sons Ramchandra and Uday in the inventory proceedings held in the civil court of Ponda on the demise of the wife of the said Shrinivas Gopal Vaidya.

AND WHEREAS as aforesaid the one fourth share in the said land were allotted and held jointly by said Smt. Savitribai Shridhar Vaidhya and Smt. Anuradha Bhagwat, one fourth jointly by Smt. Ramchandra and Shri Uday, one fourth jointly by Shri Anand Gopal Vaidya and Smt. Meena Vaidya and remaining one fourth by Smt. Sushilabai Hari Vaidhya.

AND WHEREAS in the course of survey conducted under the Land Revenue Code, the said land was surveyed under new survey numbers 143, 144, 151, 152, 153, 154, 155/2, 156, 157/1, 158, 159, 162/1 and 163 of village Betoda, taluka Ponda, Goa.

AND WHEREAS said Smt. Sushilabai, Savitribai, Smt. Anuradha Bhagwat and said Shri Sharadchandra Bhagwat sought the partition the said property by metes and bounds and for that purpose filed a civil suit in the court of the Civil Judge, Senior Division Panaji, being Special Civil Suit No. 149/1977, which was subsequently transferred to Ponda and registered as Special Civil Suit No.29 of 1979 of the court of The Civil Judge, Senior Division, Ponda.

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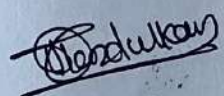
AND WHEREAS the said suit No.29 of 1979 was finally decreed by a decree, dated 31.10.1989 and the said property was finally partitioned by subdividing the said property into smaller plots and allotment thereof was made by lots.

AND WHEREAS one of the co-owner viz. Smt. Meenaxi Uday Vaidhya apparently was not satisfied with the said allotment made pursuant to decree in said Special Civil Suit No.29 of 1979 and by virtue of Special Civil Suit No.47/95/A which was renumbered as Regular Civil Suit No.278/2000/A, the partition of the said property was challenged.

AND WHEREAS said Special Civil Suit No.47 of 1995/A was finally compromised and in terms of the compromise decree, dated 17/07/2001, the said property was amicably partitioned afresh and towards the share of said Smt. Sushilabai, was allotted a total area of 134094.25m² which area was demarcated in the plan prepared for partition in the court as plots 1, 1A, 1B and 1C and some portions of said property was kept in common.

AND WHEREAS pursuant to the said decree, the co-owners sought partition of the said land through the court of The Dy. Collector Ponda, which was accordingly done and the areas/plots allotted to individual co-owners were allotted separate new survey numbers and in terms thereof the

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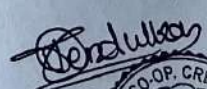
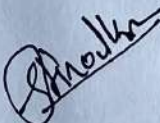


portions of land allotted to said Smt. Sushilabai were distinctly surveyed under new survey numbers 144/1-A, 144/1-B, 151/1-A, 151/1-B and 162/1-D of village Betoda, Taluka Ponda and the portions which were kept common were surveyed distinctly under new survey numbers 153/1-C, 162/1, 156/1-C and 153/1-A of village Betoda.

AND WHEREAS by Deed of Sale, dated 19/06/2003, registered in the office of the Sub-Registrar Ponda under Reg. No. 95 at pages 37 to 59 of Book No. I Volume No. 681, said Smt. Sushilabai Hari Vaidya conveyed one of such plot allotted to her viz. the portion under new survey no. 151/1-A of village Betoda, Ponda, Goa, to. Shri Vishwanath Prabhu, Shri Rudresh Prabhu, Shri Purushottam Prabhu and Smt. Sangeeta Tukaram Raikar, which portion is more particularly described in schedule I written hereunder and shall be hereinafter referred to as "the Said Portion".

AND WHEREAS after its purchase, said Shri Vishwanath Prabhu, Shri Rudresh Prabhu, Shri Purushottam Prabhu and Smt. Sangeeta Tukaram Raikar obtained Sanad of conversion of land to Non-Agricultural use from the office of the Collector North Goa, under its letter bearing Ref. No. RB/CNV/PON/38/2004 dated 05/11/2004 and have sub divided the said portion into smaller plots after obtaining approval from the Town and Country Planning Department vide letter no. TPP/Sub-Div/Bet/151/10/49, dated 12/04/2010 and Final NOC issued by the Village Panchayat of Betoda, Nirancal, Conxem, Codar under No.

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VP/BNCC/SD Plot NOC/10-11 dated 16/06/2010 and offered to sell such plots including the Mortgaged Plots to the prospective Purchasers.

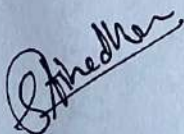
AND WHEREAS under a Deed of Sale dated 07/05/2012, duly registered in the office of the Sub-Registrar of Ponda, Goa, under Reg. No. 1310/12 at pages 214 to 242 Book No. I Volume No. 2052 dated 25/07/2012, said Shri Vishwanath Prabhu, Shri Rudresh Prabhu, Shri Purushottam Prabhu and Smt. Sangeeta Tukaram Raikar along with their spouse sold the said Mortgaged Plots to Dromos Technology Pvt. Ltd., a Private Limited Company, having its registered office at Mumbai, Maharashtra.

AND WHEREAS the name of the company M/s Dromos Technology Pvt. Ltd. has now been changed to M/s Dromos Infracon Private Limited vide SRN B42847186 dated 09/09/2012 and accordingly a certificate of name change has been issued under Section 23 (1) of Companies Act.

AND WHEREAS under a Deed of Sale dated 08/03/2023 duly registered in the office of the Sub-Registrar of Ponda, Goa, under Reg. No. PON-1-328-2023 dated 09/03/2023, the Mortgagor at Sr. No. 1 purchased the Mortgaged Plots from the above mentioned M/s Dromos Infracon Private Limited.

AND WHEREAS the Mortgagor at Sr. No. 2 is the wife of the Mortgagor at Sr. No. 1 who is married to him under the regime of the communion of assets and as per the personal laws of Goa, is the co-owner of the Mortgaged Plots.

Contd..9/-



AND WHEREAS the Mortgagors are in peaceful possession and enjoyment of the mortgaged Plots ever since it has been purchased by the Mortgagor at Sr. No. 1.

AND WHEREAS the Mortgagors are in need of money for their business and have approached the Mortgagee with a request to advance to their three business concerns a total sum of Rs.2,00,00,000/- (Rupees Two Crores Only) as loan, on the security of the Mortgage of the Mortgaged Plot by the Mortgagors, which request has been accepted by the Mortgagee and the Mortgagee has agreed to advance to the business concerns of the Mortgagors by the name of style of "M K Earthmovers and Transporters", a Registered Partnership of 1st, 2nd Mortgagors and Master Vipul Dattaprasad Tirodkar as Partners, a sum of Rs.75,00,000/- (Rupees Seventy Five Lakh Only) 2. "Shri Ram Screeners" the Proprietary concern of 1st Mortgagor a sum of Rs.75,00,000/- (Rupees Seventy Five Lakh Only) and 3. "Vipul Construction" a Proprietary concern of 2nd Mortgagor a sum of Rs.50,00,000/- (Rupees Fifty Lakh Only), the total advances being Rs.2,00,00,000/- (Rupees Two Crores Only) as term loan, repayable over seven years (84 months), with 13% interest per annum calculated at quarterly rests, subject to the Mortgagors executing a Deed of Mortgage of the Mortgaged Plots in favour of the Mortgagee.

AND WHEREAS the Mortgagors have agreed to the above condition of the Mortgagee and have agreed to execute this Deed of Mortgage as per the terms and conditions mentioned below.

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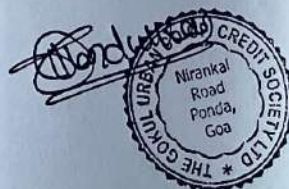
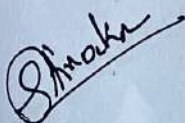
NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS :

1. That in pursuance to the agreement as above and in consideration of the amount advanced as under :

- i. Rs.75,00,000/- (Rupees Seventy Five Lakh Only) advanced to "M K Earthmovers and Transporters", a Registered Partnership of 1st, 2nd Mortgagors and Master Vipul Dattaprasad Tirodkar as Partners,
- ii. Rs.75,00,000/- (Rupees Seventy Five Lakh Only) advanced to "Shri Ram Screeners" the Proprietary concern of 1st Mortgagor and;
- iii. Rs.50,00,000/- (Rupees Fifty Lakh Only) advanced to "Vipul Construction" a Proprietary concern of 2nd Mortgagor,

the total advances to the business concerns of the Mortgagors being Rs.2,00,00,000/- (Rupees Two Crores Only), the Mortgagors do hereby agree that upon the execution of this presents, they will jointly and severally pay to the Mortgagee the said advanced total amount of Rs.2,00,00,000/- (Rupees Two Crores Only), in 7 years (84 months) at the rate of interest of 13% p. a., calculated at quarterly rests and payable in equated monthly installment as under :

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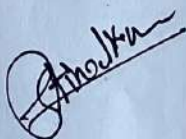


Sr. No	Name of the Loanee	EMI
1.	M. K. Earthmovers and Transporters	Rs.1,36,440/-
2.	Shri. Ram Screeners	Rs.1,36,440/-
3.	Vipul Construction	Rs.90,960/-
	TOTAL	Rs.3,63,840/-

the total EMI to be paid each month by the Loanees being Rs.3,63,840/- (Rupees Three Lakh Sixty Three Thousand Eight Hundred Forty Only) from the date of disbursement of the above amount.

2. That in pursuance of the abovesaid agreement and as security for the above total loan amount of Rs.2,00,00,000/- (Rupees Two Crores Only) advanced to the Mortgagors, the Mortgagors do hereby grant and transfer unto the Mortgagee the Mortgaged Plots described in the Schedule written hereunder, together with all the things attached thereto with all the rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the Mortgaged Plots or any part thereof and all the estate, right, title, interest, claim and demand whatsoever of the Mortgagor thereto and every part thereof, TO HOLD the Mortgaged Plots

Contd..12/-




hereby granted unto and to the use of the Mortgagee absolutely but subject to the provisions for redemption hereinafter contained.

3. It is agreed and declared hereby that if the Borrowers/Mortgagors shall jointly or severally pay to the Mortgagee the said sum of Rs.2,00,00,000/- (Rupees Two Crores Only) along with the interest of 13% per annum calculated at quarterly rests, and all other money, cost, charges and expenses by law or under this presents or under the loan account of the Borrowers/Mortgagors, then in such case the Mortgagee shall upon the request and the cost of the Mortgagors retransfer/release the Mortgaged Plots unto the Mortgagors and shall also deliver to the Mortgagors this Mortgage Deed and all documents relating to the Mortgaged Plots which shall be in possession or power of the Mortgagee.
4. It is hereby agreed that so long as the right of redemption subsists, the Mortgagee shall allow the Mortgagors at all reasonable time at its request and cost in that behalf, to inspect and to make copies of the documents of the title relating to the mortgaged Plots which shall be in the custody of the Mortgagee.
5. It is hereby agreed that until default may be made by the Borrowers/Mortgagors in the repayment of the principal sum of loan amount and the agreed interest

Contd..13/-



thereof, the Mortgagors shall remain in possession of and in receipt of the rents and profits of the Mortgaged Plots provided that the Mortgagors while in possession of the Mortgaged Plots as aforesaid shall have no power to make any agreement of sale, transfer, assignment, lease of the Mortgaged Plots, save and except with the previous consent in writing of the Mortgagee and for such period and on such terms and conditions as the Mortgagee shall in their absolute discretion think proper.

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6. The Mortgagors do hereby assure the Mortgagee that the Mortgagors have a good right, title and power to grant and mortgage the Mortgaged Plots hereby granted or transferred and every part thereof unto and to the use of the Mortgagee in manner aforesaid.
 7. If default is made by the Borrowers/Mortgagors in payment of the advanced loan or the agreed interest thereon or any part thereof as to be paid as mentioned hereinabove, the Mortgagee may anytime thereafter enter into and upon the said Mortgaged Plots or any part thereof and shall quietly possess and enjoy the same and receive rents, income, profits if any, without any resistance, interruptions or disturbance whatsoever by the Mortgagors or any person claiming under it.

Contd..14/-




8. It shall be lawful for the Mortgagee at any time after taking possession of the Mortgaged Plots to make improvements thereon as may in its discretion think proper and the Mortgagors will on redemption pay the Mortgagee the cost thereof in addition to the Mortgaged debt with interest of 13% which amount until paid shall be a charge upon the Mortgaged Plots.
9. In case the Mortgagee enters into the possession of the Mortgaged Plots or any part thereof, the Mortgagors shall deemed to be the Licensee of the Mortgagee of the Mortgaged Plots or any part thereof if occupied by them and the Mortgagors shall pay to the Mortgagee a reasonable occupational compensation and it shall be lawful for the Mortgagee to eject the Mortgagors after giving one months' notice to quit.
10. The Mortgagors assure the Mortgagee that the Mortgaged Plots is free and clear of and from and against all former and other estate, titles, charges and encumbrances whatsoever executed, suffered or occasioned by the Mortgagors or any person claiming under it.
11. The Mortgagors assure that they shall upon the request and at their own cost, during the continuance of this security of the Mortgagors and afterwards of the persons requiring the same, do and execute or cause to be done or executed all such acts, deeds and things

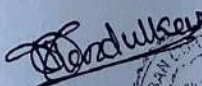
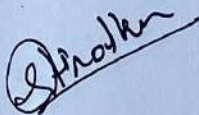
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whatsoever for further and better assuring all or any of the Mortgaged Plots unto and to the use of the Mortgagee in the manner aforesaid or may reasonably be required.

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12. The Mortgagors shall from time to time and at all times during the continuance of this security and whether the Mortgagee has taken the possession of the Mortgaged Plots under the power hereinbefore reserved by it or not, shall keep the Mortgaged Plots hereby granted in good and substantial state of repairs and shall pay all the Government and Municipal revenue, taxes, rates and duties etc. immediately they shall become due.
 13. The Mortgagors shall during the continuance of this security, keep Mortgaged Plots, insured in some well-known and reasonable General Insurance company to be approved by the Mortgagee, against loss or damage by fire and riot for the sum equal to the full value of the mortgaged debt.
 14. It is hereby agreed by the parties hereto that in the event any damage happening to the Mortgaged Plots or any part thereof, by fire, tempest, lightning, rain, riot, earthquake or otherwise, or the Mortgagors are adjudged insolvent, or if any default shall be committed by the Mortgagors in performance of any covenants herein contained and not remedied within

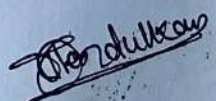
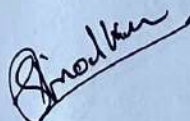
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reasonable time from the written notice given by the Mortgagee, or if execution is levied upon the Mortgaged Plots and not raised within 21 days or a receiver appointed thereof and is not discharged within 21 days, at any time after the execution of this document, then notwithstanding anything herein contained contrary, the whole of the Mortgage debt at the option of the Mortgagee shall become immediately payable as if the due date has been elapsed and the security of the Mortgaged Plots hereby constituted shall at the option of the Mortgagee become immediately enforceable and in such case all such rights and remedies shall be available to the Mortgagee as would be available to it under the terms of these presents or by law upon default being made in payment of the principal money and profits hereby secured.

15. It is hereby further agreed that it shall be lawful for the Mortgagee either to appoint a receiver of the Mortgaged Plots from time to time without any further concurrence or consent of the Mortgagors, in the name of the Mortgagors or otherwise, to receive rents, profits, and income of the Mortgaged Plots from present and future occupiers or tenants and others liable to pay and in case of non-payment of the same, to do all or any lawful remedies and to do all things necessary or proper for recovering or receiving the same fully or to enter into possession thereof as it may think fit.

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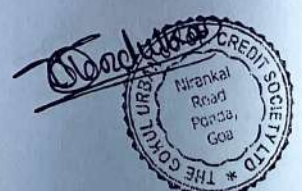
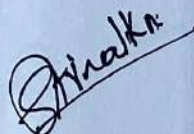


16. It is hereby agreed and declared by the parties hereto that the power to appoint a receiver or to enter into possession shall not be exercised by the Mortgagee unless and until a notice in writing requiring payment of the principal money along with overdue interest has been served on the Borrower/Mortgagors for making default in payment of the principal money or any part thereof or the amount of interest or part thereof has been given to the Borrower/Mortgagor and such payment demanded is not made within 30 days of the receipt of such notice.

17. It is hereby agreed and declared that it shall be lawful for the Mortgagee either to appoint a Receiver of the Mortgaged Plots or to enter into possession thereof as it may think fit.

18. It is hereby agreed that without prejudice to all other rights of the Mortgagee according to the law or under these presents, it shall be lawful for the Mortgagee or any other person acting on its behalf or duly authorized by it at any time hereafter as well as after due date without any further consent on the part of the Mortgagors, to sell or to concur into the sale of the mortgaged Plots hereby granted or any part thereof without the intervention of the courts, either together or in parcels or lots either by public auction or private contract without any special conditions or stipulations which may deem proper by the Mortgagee, with power

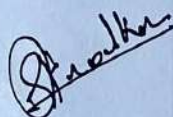
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to postpone such sale from time to time and to buy the said mortgaged Plots or any part thereof at any sale by public auction or to rescind or vary any contract for the sale thereof and to resell the same from time to time without being answerable or responsible for any loss or diminution occasioned thereby AND FOR the purpose aforesaid or any of them to make agreement, execute assurances, give receipts, or discharge for the purchase money and do all other acts to complete the sale which it shall think proper AND the aforesaid power shall be deemed to be a power to sell or concur in selling without the intervention of the court. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the power of sale hereinabove mentioned shall not be exercised by the Mortgagee, unless and until Default has been made by the Borrowers/Mortgagors in payment of the Mortgaged debt or any part thereof on the due date and for the space of the 30 days next after a notice in writing requiring of the payment of the principal money and interest thereon as may be from time being due shall have been served on the Mortgagors.

19. And it is hereby further agreed that any such notice as aforesaid shall be sufficient and valid although dated and served on any day before the due date and that any such notice as aforesaid as well as any other notice required to be served upon the Mortgagors under

Contd..19/-



present deed shall be deemed to have been duly served on the Mortgagors by delivering a copy of such notice to the Borrowers/Mortgagors or sending the same through Post addressed to its registered address abovementioned or where for the time being the Mortgagors are reported to be residing or by leaving or affixing the same upon or to some part of the Mortgaged Plots and such service shall be sufficient and valid.

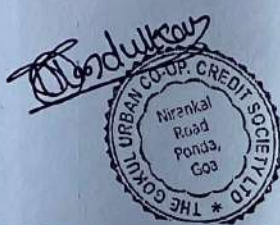
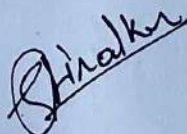
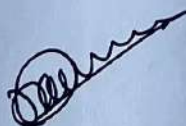
20. It is hereby further agreed that, in the event the mortgaged Plots or any part thereof or any interest therein is either being sold due to failure to pay arrears of revenue or other charges of public nature or rent in respect of the Mortgaged Plots, which failure has not arisen from the default of the Mortgagee, or acquired by the Government of India or State or Municipal corporation or by any other public body for public purpose, then and in every such case, notwithstanding that the principal of the mortgaged money shall not have become due, the Mortgagee shall be entitled to claim payment of the mortgaged money, either in whole or in part from the surplus of the sale proceeds remaining after payment of such arrears and charges and deductions as directed by law or entitled to receive the compensation to which the Mortgagors may be entitled to or declared as entitled to receive and apply the same or any part thereof towards repayment of the money for the time being due under these presents including interest.

Contd..20/-



21. It is hereby agreed that all the proceedings of the ascertainment, apportionment of the compensation payable for the Mortgaged Plots as abovementioned, or in all the proceedings in the Court of law or tribunals or before any public or authorized officer, shall be conducted by the Mortgagors through the Advocates and the Engineers of the Mortgagee or approved by the Mortgagee. The failure to do so shall entitle the Mortgagee, to engage its own advocate and engineer to do the aforementioned things at the cost of the Mortgagors, which until paid with interest shall be charge upon the mortgaged Plots as if the same has been advanced under these presents.
22. The Mortgagors shall pay all the costs, charges and expenses incurred by the Mortgagee in respect of the incidentals to these presents or the security as well as protection and defence of the rights of the Mortgagee and for demand realization and recovery of the amount of the principal and interest secured in these presents, and the same shall be paid on demand by the Mortgagors, with interest thereon at the rate aforesaid mentioned from the time same having been so incurred and that until such repayment, the same shall be a charge upon Mortgaged Plots, provided that in case of expenditure of money by the Mortgagee for the preservation of the Mortgaged Plots from destruction, forfeiture, or sale or for supporting the title of the Mortgagors to the Mortgaged Plots, the Mortgagee shall

Contd..21/-



first call upon the Mortgagors to take proper and timely steps to preserve the mortgaged Plots or to support the title and the Mortgagors shall have failed to do so.

23. The Mortgagee is represented herein by Mr. Parind Chandrakant Tendulkar, General Manager, duly authorized vide a resolution of the Board of Directors passed in the meeting held on 26/08/2023.

24. The present Deed of Mortgage is exempt from stamp duty as per notification No. 9/2/1994/TS/RCS dated 10/07/2003 published in the Govt. Gazette Series II No. 15 as the Mortgagee is a Co-operative Credit Society duly registered under the Goa Co-operative Societies Act, 2001, and the Mortgagors are members of the said Co-op. Credit Society.

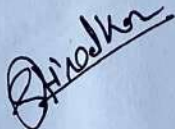

SCHEDULE

All those Plots of land identified as Plot No. 80 and No. 81, admeasuring 851.00 sq. mts. and 1071.00 sq. mts., forming part of the property known as "CAZRACHI ADA" surveyed under Sy. No.151/1-A of revenue village Betora, taluka Ponda, Goa, within the limits of the Village Panchayat of Betora, Nirancal and Conxem, Taluka and Sub District of Ponda of the South Goa District of the State of Goa, which plots are bounded as under :

Plot No. 80

On the East : By Highway Bypass (length 17 mts.)

Contd..22/-



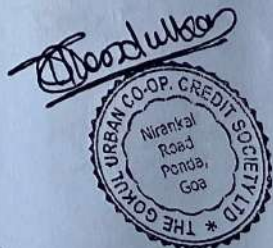
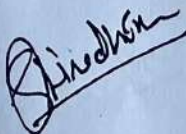
- On the West : By 6 mts wide internal road. (Length
23.25 mts.)
- On the North : By 10 mts. wide internal road.
(Length 36.00 mts.)
- On the South : By Plot No. 81. (Length 38.50 mts.)

Plot No. 81

- On the East : By Highway Bypass (length 22.00
mts.)
- On the West : By 6 mts wide internal road. (Length
30.00 mts.)
- On the North : By Plot No. 80. (Length 38.50 mts.)
- On the South : By open space and partly by access
leading to open space (Length in
three segments of 5.00 mts., 3.00
mts. and 33.50 sq. mts.)

IN WITNESS WHEREOF the Parties to this Deed hereinabove
mentioned put their respective hands and signs on the date
and place mentioned hereinabove in presence of witnesses.

Contd..23/-



SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED MORTGAGORS :

1. _____

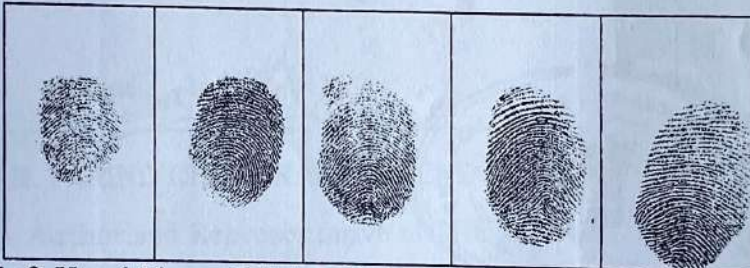
[Signature]



MR. DATTAPRASAD RAMNATH TIRODKAR



Right Hand Finger Prints of Mr. Dattaprasad R.
Tirodkar



Left Hand Finger Prints of Mr. Dattaprasad R. Tirodkar

2. _____

[Signature]

MRS. SWATI DATTAPRASAD TIRODKAR

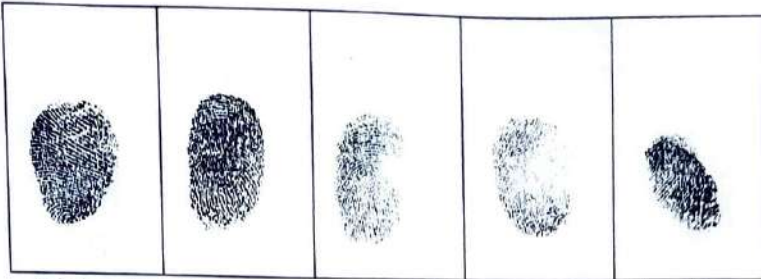


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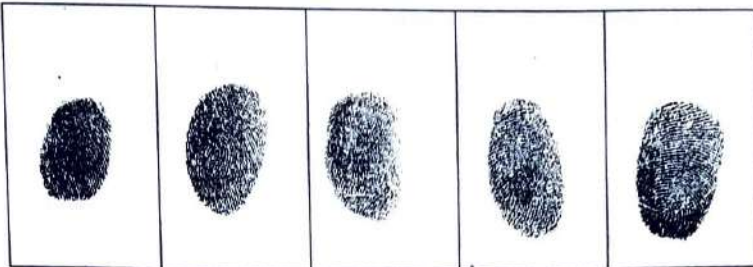
[Signature]

[Signature]





Right Hand Finger Prints of Mrs. Swati D. Tirodkar



Left Hand Finger Prints of Mrs. Swati D. Tirodkar

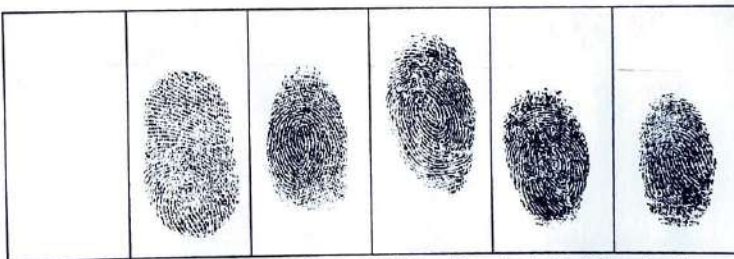
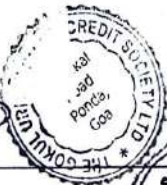
SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED **MORTGAGEE** :

3.

Tendulkar
MR. PARIND CHANDRAKANT TENDULKAR

As Authorised Representative of THE GOKUL

URBAN CO-OP CREDIT SOCIETY LTD.



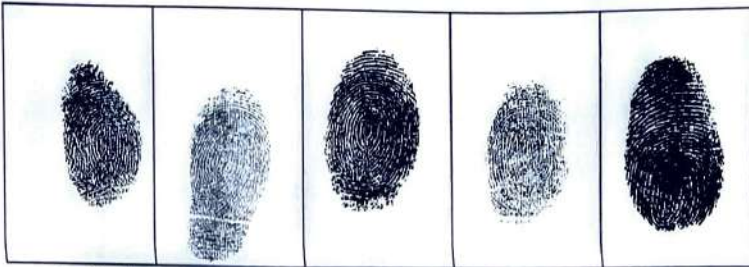
Right Hand Finger Prints of Mr. Parind C. Tendulkar

Contd..25/-

Tendulkar

Tendulkar





Left Hand Finger Prints of Mr. Parind C. Tendulkar

In Presence of Witnesses :

1. Sitaram R. Singbal

A handwritten signature in black ink, appearing to read 'Singbal' with a stylized flourish.

2. Basavraj Harli

A handwritten signature in black ink, appearing to read 'Basav' with a stylized flourish.



A handwritten signature in black ink, appearing to read 'Singbal' with a stylized flourish.

A handwritten signature in black ink, appearing to read 'Tendulkar' with a stylized flourish.



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Ponda

Time : - 15-Apr-2024 12:56:09 pm

Serial Number :- 2024-PON-582

at 12:52:18 pm on 15-Apr-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
ing with fees paid as follows

Sl.No	Description	Rs.Ps
1	Stamp Duty	0
2	Registration Fee	1000
3	Processing Fee	920
Total		1920



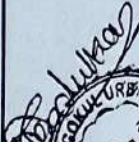



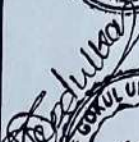

Stamp Duty Required :0/-

Stamp Duty Paid : /-







Party Name and Address	Photo	Thumb	Signature
Parind Chandrakant Tendulkar As Authorised Representative Of GOKUL URBAN CO-OP CREDIT SOCIETY LTD ,Father Name:Chandrakant Tendulkar, Age: 45, Marital Status: , Gender:Male, Occupation: Service, Address1 - f H. No. 119, , Humre-Velop, Queula, Behind Western Industry Ltd., Ponda, Goa, Address2 - , PAN No.: [REDACTED]			



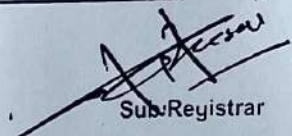
Party Name and Address	Photo	Thumb	Signature
DATTAPRASAD RAMNATH TIRODKAR , Father Name:Ramnath Tirodkar, Age: 46, Marital Status: Married , Gender:Male, Occupation: Business, H. No. 141, Talematha, Ambegal, Pale, Bicholim, Goa, PAN No.: [REDACTED]			
DATTAPRASAD RAMNATH TIRODKAR , Father Name:Ramnath Tirodkar, Age: 46, Marital Status: Married , Gender:Male, Occupation: Business, H. No. 141, Talematha, Ambegal, Pale, Bicholim, Goa, PAN No.: [REDACTED]			
SWATI DATTAPRASAD TIRODKAR , Father Name:Dattatray Mahajan, Age: 45, Marital Status: Married , Gender:Female, Occupation: Business, H. No. 141, Talematha, Ambegal, Pale, Bicholim, Goa, PAN No.: [REDACTED]			
SWATI DATTAPRASAD TIRODKAR , Father Name:Dattatray Mahajan, Age: 45, Marital Status: Married , Gender:Female, Occupation: Business, H. No. 141, Talematha, Ambegal, Pale, Bicholim, Goa, PAN No.: [REDACTED]			

Party Name and Address	Photo	Thumb	Signature
Chandrakant Tendulkar As Authorised Representative Of THE GOKUL URBAN CO-OP CREDIT SOCIETY LTD , Father Name:Chandrakant Tendulkar, Age: 45, Marital Status: ,Gender:Male,Occupation: Service, f H. No. 119, Humre-Velop, Queula, Behind Western Industry Ltd., Ponda, Goa, PAN No.:			 
Chandrakant Tendulkar As Authorised Representative Of THE GOKUL URBAN CO-OP CREDIT SOCIETY LTD , Father Name:Chandrakant Tendulkar, Age: 45, Marital Status: ,Gender:Male,Occupation: Service, f H. No. 119, Humre-Velop, Queula, Behind Western Industry Ltd., Ponda, Goa, PAN No.:			 

Individually/Collectively recognize the Mortgagor, Mortgagee,

Party Name and Address	Photo	Thumb	Signature
Name: BASAVRAJ HARLI, Age: 56, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403115, 487 Manaswada Kundaim Ponda Goa, 487 Manaswada Kundaim Ponda Goa, Cundaim, Ponda, South Goa, Goa			
Name: SITARAM SINGBAL, Age: 63, DOB: , Mobile:) , Email: , Occupation: Advocate , Marital status : Married , Address: 403401, 40/1 Ganganagar Curti Ponda Goa, 40/1 Ganganagar Curti Ponda Goa, Curti, Ponda, South Goa, Goa			




Sub-Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2024-PON-582

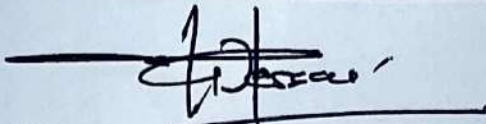
Fee Rule	Fee Exemption
Executed by Cooperative societies Mortgage Deed Possession Auxiliary collateral	320000 /-

Document Serial No:-2024-PON-582

Book :- 1 Document

Registration Number :- **PON-1-566-2024**

Date : 15-Apr-2024



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

SUB - REGISTRAR
PONDA

